



Location Map

GENERAL NOTES:

THIS IS A CONCEPTUAL PLAN AND ALL IMPROVEMENTS ARE SUBJECT TO COUNTY OF YORK AND VDOT APPROVAL PRIOR TO CONSTRUCTION.

SURVEY:

EXISTING CONDITIONS ARE BASED ON COUNTY OF YORK TOPOGRAPHIC MAPS AND AVAILABLE INFORMATION AND IS NOT FROM AN ACTUAL FIELD SURVEY.

SUBJECT PARCEL IS SHOWN AS A PORTION OF TAX MAP PARCEL NO. 006-4C.

THE SITE IS OWNED BY THE CITY OF WILLIAMSBURG AND IS OCCUPIED BY THE HERITAGE HUMANE SOCIETY ANIMAL SHELTER UNDER A LAND LEASE AGREEMENT.

THE AREA OF THE SUBJECT PARCEL IS 3.02 ACRES.

ALL EXISTING UNDERGROUND UTILITY LINES ARE APPROXIMATE, BASED UPON THE COMPILATION OF PLANS OF RECORD, INFORMATION RECEIVED FROM THE CITY OF WILLIAMSBURG AND SURFACE EVIDENCE OBSERVED AND HAVE NOT BEEN FIELD SURVEYED.

THIS DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY OF THE PROPERTY SHOWN.

ZONING/USE:

SITE IS CURRENTLY ZONED RC, RESOURCE CONSERVATION DISTRICT.

THE USE CURRENT AND PROPOSED IS FOR AN ANIMAL SHELTER.

REZONING TO RR, RURAL RESIDENTIAL IS REQUIRED TO PERMIT AN ANIMAL SHELTER. A SPECIAL USE PERMIT IS REQUIRED TO PERMIT AN ANIMAL SHELTER WITHIN AN RR ZONING DISTRICT.

FLOOD HAZARD ZONING:

THE SUBJECT PARCEL LIES WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY. PARCELS WITHIN FLOOD HAZARD ZONE X ARE SUBJECT TO A 1% ANNUAL FLOOD RISK. FLOOD HAZARD ZONE X IS AN AREA OF DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.

DRAINAGE:

THE SITE LIES OUTSIDE THE COUNTY OF YORK'S CHESAPEAKE BAY PRESERVATION AREAS.

THE SITE LIES WITHIN THE WMF, WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT FOR THE WALLER MILL RESERVOIR.

BASED ON LIMITED FIELD VISITS AND REVIEW OF U.S.G.S. MAPPING, IT DOES NOT APPEAR THAT ANY WETLANDS ENCOMPASS THE SITE. FIELD VERIFICATION FOR THE PRESENCE OF WETLANDS HAS YET TO BE DETERMINED BY A WETLANDS SCIENTIST. STORMWATER RUNOFF FROM ALL ONSITE DEVELOPED AREAS IS TO BE DIRECTED TO THE PROPOSED ONSITE STORMWATER MANAGEMENT BASIN. DISCHARGE FROM THE BASIN WILL BE DIRECTED AWAY FROM THE WALLER MILL RESERVOIR TO A TRIBUTARY OF THE RESERVOIR. THE WALLER MILL RESERVOIR IS A WETLAND AND IS A PROTECTION OVERLAY DISTRICT FOR YORK COUNTY. SHOULD THE STORMWATER MANAGEMENT BASIN DISCHARGE BE DIRECTED TO THE WALLER MILL RESERVOIR AN IMPACT STUDY, CITY OF WILLIAMSBURG AND COUNTY OF YORK APPROVALS WILL BE REQUIRED.

PURSUANT TO DISCUSSIONS WITH YORK COUNTY STAFF DESIGN OF THE STORMWATER MANAGEMENT BASIN SHALL BE IN CONFORMANCE TO YORK COUNTY REQUIREMENTS.

TRIP GENERATION DATA/ROADWAY IMPROVEMENTS:

THE TRIP GENERATION DATA – ANIMAL SHELTERS OR SIMILAR TYPE FACILITIES HAVE NOT BEEN DOCUMENTED BY ITE IN THE TRIP GENERATION MANUAL. THEREFORE, TRIP GENERATION ESTIMATES HAVE BEEN DEVELOPED BASED ON ACTUAL AND PROJECTED STAFFING AND USE.

BUSINESS HOURS 12:00 PM TO 4:30 PM

MORNING PEAK HOUR VEHICLE TRIPS – NEGOTIABLE (SHELTER CLOSED)

EVENING PEAK HOUR VEHICLE TRIPS – 4:30 PM – 30 VEHICLE TRIPS OUT MAX.

VEHICLE TRIPS PER DAY – ESTIMATED AT LESS THAN 200 VEHICLE TRIPS PER DAY. NO ROADWAY IMPROVEMENTS ARE PROPOSED.

Zoning Summary Chart

| Zoning Regulation Requirements (RR District) | Required | Provided |
|--|----------------|----------------|
| MIN. SITE (LOT) SIZE | 1 Acre | 3.02± ACRES |
| MINIMUM LOT FRONTAGE | N/A | 440 FT± |
| BUILDING SETBACK | N/A | 440 FT± |
| FRONT (WHERE R/W IS >50' WIDE) SIDE | 50 FT. | 50± FT. |
| MAX. BUILDING HEIGHT | 20 FT. | 8± FT. |
| USABLE OPEN SPACE | 35 FT. | 1 STORY |
| MAX. FLOOR AREA RATIO | N/A | N/A |
| PARKING SPACE SIZE± | 9 FT. x 18 FT. | 9 FT. x 18 FT. |
| PARKING SETBACK | 20 FT. | 23± FT. |
| SIDE SETBACK | 10 FT. | 10± FT. |
| REAR SETBACK | 20 FT. | 120± FT. |

ZONING DISTRICT: CURRENT: RC, RESOURCE CONSERVATION
REZONING REQUIRED: RR, RURAL RESIDENTIAL
OVERLAY DISTRICT(S): WATERSHED MANAGEMENT AND PROTECTION
AREA OVERLAY DISTRICT

Parking Summary Chart

| Description | Required | Provided |
|--|----------|----------|
| STANDARD SPACES (9'x18') | XX | 32 |
| MIN. NO. OF HANDICAPPED – VAN (9'x18') | X | 2 |
| TOTAL SPACES | XX | 32 |
| LOADING SPACES | X | 1 |

Site Data

| Description | Existing | Proposed |
|--------------------------------|----------|----------|
| BUILDING FOOT PRINT – EXISTING | 4,256± | 14,825 |
| BUILDING FOOT PRINT – PROPOSED | 0 | 14,000 |
| PARKING / CONCRETE SIDEWALK | 6,542± | 16,200± |
| OPEN SPACE | 54,341± | 99,526± |
| TOTAL LEASE AREA | 65,340 | 131,551 |
| | 1.49 AC | 3.02 AC |

LANDSCAPING:

UPON SITE PLAN DESIGN THE LANDSCAPE PLAN SHALL CONFORM TO YORK COUNTY CODE LANDSCAPING STANDARDS (SEC. 24.1-244), LANDSCAPE YARDS (SEC. 24.1-244), AND OFF-STREET PARKING STANDARDS (SEC. 24.1-609). THIS PROPERTY DOES NOT REQUIRE TRANSITIONAL BUFFERS.

SELECTION OF PLANTS INCLUDES, BUT IS NOT LIMITED TO, THOSE LISTED IN THE COUNTY REGULATIONS, TABLES II-1 THROUGH 6.

Plant List

| Type | Botanical Name | Common Name |
|--------------------------------|--|--|
| Deciduous Shade Trees | Acer grandis Fraxinus americana Nyssa sylvatica Ostrya virginiana Quercus alba Quercus macrocarpa Liquidambar styraciflua Gleditsia dioica Gleditsia cuneata | Ash White Birch Black Tupelo Sweetgum White Oak Scarlet Oak |
| Flowering and Ornamental Trees | Chionodoxa lutea Cornus florida Hibiscus syriacus Hibiscus syriacus Hibiscus syriacus | White Flowering Tree Flowering dogwood Star magnolia |
| Evergreen Trees | Ilex opaca Hedera helix Taxus canadensis Thuja occidentalis Yucca filamentosa | American Holly Sweet Bay Norfolk Island Boxwood Winter Berry |
| Deciduous Shrubs | Aspidodaphne Corylus americana Cornus alternifolia Viburnum acerifolium Viburnum acerifolium Viburnum acerifolium | Spicebush Blackhaw Viburnum Viburnum Viburnum |
| Evergreen Shrubs | Aspidodaphne Corylus americana Cornus alternifolia Viburnum acerifolium Viburnum acerifolium Viburnum acerifolium | Spicebush Blackhaw Viburnum Viburnum Viburnum |
| Groundcovers | Berberis thunbergii Cypripedium Fuchsia Helleborus Helleborus Helleborus | Barberry Cypripedium Fuchsia Helleborus Helleborus Helleborus |

LEGAL ZONING BOUNDARY DESCRIPTION:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHWEST CORNER OF THE PROPERTY BELONGING TO THE CITY OF WILLIAMSBURG AND THE RIGHT-OF-WAY IN A SOUTHWEST DIRECTION A DISTANCE OF 100.01' TO A POINT, THENCE N 45° 43' 43" W A DISTANCE OF 371.33' TO A POINT, THENCE N 39° 49' 58" E A DISTANCE OF 438.33' TO A POINT, THENCE S 61° 52' 01" E A DISTANCE OF 327.52' TO A POINT ON SAID RIGHT-OF-WAY IN A SOUTHWEST DIRECTION A DISTANCE OF 371.33' TO A POINT, THENCE N 45° 43' 43" W A DISTANCE OF 371.33' TO A POINT, BEGINNING BEING AT THE PROPERTY OWNED BY THE CITY OF WILLIAMSBURG, GPN# D160-4258-0831, RECORDED IN THE CLERK'S OFFICE OF YORK COUNTY IN DEED BOOK 694 AT PAGE 232, AND A PORTION OF THE PROPERTY OWNED BY THE CITY OF WILLIAMSBURG, GPN# D17D-4411-0443.

